Mountainland MPO
Technical Advisory Committee

Monday, April 23, 2018

Mountainland Conference Room
586 East 800 North, Orem, UT
8:30 A.M.

1. Welcome, Introductions and Public Comment – Hugh Van Wagenen, Chair
2. Approve March 26, 2018 Minutes – Hugh Van Wagenen, Chair
3. Orem Corridor Preservation Request – Jim Price, MAG
5. Creating Project Priority List – Bob Allen and Shawn Eliot, MAG
6. Other Business
   UTA
   UDOT

Next TAC Meeting is scheduled for May 21, 2018, 1:30PM

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Jessica Adams at 801-229-3845 or jadams@mountainland.org at least 24 hours prior to the meeting.

* Meeting minutes are recorded. A hard copy of the attendees, a brief summary, and all motions made during a meeting will be approved at the next meeting. Audio recordings of these meeting are available at www.mountainland.org/tac
AGENDA ITEM # 3

DATE: April 23, 2018

SUBJECT: Orem City Corridor Preservation Request

PREPARED BY: Jim Price

BACKGROUND: Orem City has received a request to purchase a home due to medical hardship that is located within the 1600 N corridor, #17 on the Eligible Corridors Map. Orem City has been requested to purchase the home of Don and Nancy Parker, 885 W 1600 N so that the Parkers can build a home with proper wheelchair access for their daughter who lives with them.

Because Orem is actively seeking to widen 1600 N, it is anticipated that this property will need to be purchased for that future project. If purchased for the project under eminent domain, required costs for relocation alone could range to $30k in addition to all other costs to acquire. In the shorter term, it is also anticipated that the owner will have increased difficulty in selling the home because of the threat of the future project.

This purchase can be classified as a medical hardship mitigation and because this is a willing seller, reduces the future costs associated with forced relocation.

Orem presented this proposed purchase to TAC during the last TAC meeting, seeking a measure of the support of the committee. TAC indicated its collective support of the project by unanimous vote.

Total estimated costs of acquisition:

Appraised property value: $263,000.00
Estimated costs for appraisal, acquisition agent, closing fees and administrative adjustments: $18,650.00

Total request: $281,650.00

TAC RECOMMENDATION AND MOTION:

STAFF RECOMMENDATION: Staff recommends that TAC favorably recommend this request to the MPO Regional Planning Committee for approval of funds.
**Suggested Motion:** Move that the MPO Technical Advisory Committee favorably recommend that the MPO Regional Planning Committee approve the Orem City Corridor Preservation request for $281,650.00

**Contact Person:** Jim Price

**Attachments:** Orem City Application for Corridor Preservation Funds
Mountainland Association of Governments  
Acting for and in behalf of  
Utah County Council of Governments  

Local Corridor Preservation Fund  

Application for Funds  

Due to the limited amount of funds available, jurisdictions are strongly encouraged to exhaust other avenues for acquisition prior to applying for funds.  

Before consideration of awarding funds can occur, following must be completed and submitted with this application:  

1) Documentation by applicant of prior use of all appropriate resources available to the highway authority to acquire property rights, including but not limited to: use of other local funds, exactions, increased setback requirements, or other planning and zoning tools.  
2) Initial approach to property owner and obtaining a certified property appraisal.  
3) Securing of a Willing Seller Certification document.  

Part 1: Use of Other Resources  

Discuss with MAG staff the efforts to obtain the property by planning and zoning powers, development incentive, donation, or other means prior to applying for these funds. Document these efforts.  

Part 2: Initial Approach to Property Owner  

Contact MAG staff prior to any discussions with the property owner of purchase price or commitments to purchase, and for any questions.  

DO NOT tender any offer to purchase the property interest at this time.  

If the property owner agrees to consider selling, the applicant orders a property appraisal from a certified appraiser that is acceptable to both parties. For properties intended for future use by UDOT, the appraiser should be listed on the current UDOT Consultant Services Right of Way Services and Local Government Pool  

The costs of the appraisal can be reimbursed to the applicant only if the funding request is approved.
Part 3: Application

1. Applicant (city, Utah County, UDOT): City of Orem

2. Contact Information: Paul Goodrich, Transportation Engineer  
   801-229-7320  prgoodrich@orem.org

3. Provide information about the properties to be acquired:

   a. Name of the current owner(s): Don and Nancy Parker

   b. Address or location of the properties: 885 West 1600 North
      Orem, Utah

   c. Type of real property interest to be acquired: [fee title, easement, etc.]

   d. Total acreage or square footage: 0.2 acres

   e. Describe the efforts to obtain the property by planning and zoning powers, development
      incentive, donation, or other means prior to applying for these funds. NA / 45 Year old home

   f. Appraised value (Attach copy of appraisal report): Attached

   g. Total estimated costs of acquisition, including appraisal and appraisal review, acquisition
      agent fee, relocation costs, closing costs, and any other associated fees. $281,650.00

   h. Total funds applying for - these should be no more than the appraised value plus
      traditional costs of acquisition in (g) above. $281,650.00

4. Which Eligible Corridor is the project located within or adjacent to? (see Corridor
   Preservation – Eligible Corridors map) 1600 North Orem - Project 17 on TransPlan40

5. Anticipated year or RTP phase to begin project roadway construction Phase 1 / 2024

6. Is the project listed on the applicant’s official master plan? Yes

7. Has the applicant begun or completed a relevant state or federal environmental study?  
   Pre-environmental study to be completed first.

   a. Study results: Pre-environmental study contract with Horocks Engineers pending.

   b. If not, is the applicant willing to conduct such a study?

8. Will the roadway be a UDOT or a local government facility? Local

   If the project will be a state facility and the applicant is a city or county, attach copies of:

   Either

   a. Applicant’s transportation right of way acquisition policy or ordinance. NA
   b. Applicant’s access management policy relevant to the type of roadway to be constructed. NA

   OR
c. The executed Cooperative Agreement between the applicant and the Utah Department of Transportation governing right of way acquisition performed by the applicant for UDOT. NA

NOTES – 1) It is highly recommended that any purchases for a state facility be negotiated and finalized by UDOT Right of Way Division. 2) After funds are awarded but prior to any offer of purchase, UDOT and Utah County must execute a repurchase agreement specific to the property.

9. Attachments:

c. Two 8” x 11” maps indicating the future roadway project extents and the location of the properties to be acquired, with detail showing parcel boundaries and anticipated right of way footprint Attached - the entire property needs to be purchased.
d. Copy of appraisal report Van Drimmelen & Associates - pending by April 16th.
e. Copy of executed Willing Seller Certification. Attached hardship purchase request.

Submit one copy of the completed application and maps to:

Corridor Preservation Application
c/o Jim Price, AICP
Mountainland Association of Governments
586 East 800 North
Orem, UT 84097

Electronic copies may be submitted by email to jprice@mountainland.org
VOLUNTARY ACQUISITION Certification

Owner Name: ________________________________

Utah County Parcel ID#: ________________________________

(Name of organization) is interested in voluntarily acquiring your property at ___________________________ (address) for the (future project). Although (Name of Organization) possesses eminent domain authority to acquire property, we will not pursue acquisition by eminent domain in the event you are not interested in selling your property, or if we cannot reach a voluntary agreement for the purchase of your property.

In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), owner-occupants who move as a result of a voluntary acquisition, are not eligible for relocation assistance. Property Owner understands and acknowledges that if (s)he waited for the funded project, (s)he would be eligible for relocation benefits pursuant to 49 CFR 24. By signing below, the Property Owner understands and acknowledges that (s)he is not entitled to any relocation benefits for the voluntary purchase of the property in advance of a funded project and freely chooses to sell the property to (Name of Organization) before the project is funded.

Signature of Property Owner ___________________________________________ Date

Signature of Property Owner ___________________________________________ Date
### Highway Projects

#### Phase 1 | 2024

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#### CENTRAL PROJECTS

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**Note:** Costs are in millions of dollars.